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DEPARTMENT OF TRANSPORTATION 2 1 2023
TRANSPORTATION PLANNING EL DORADO COUNTY

2850 Fairlane Court, Placerville, CA 95667 PLANNING AND BUILDING DEPARTMENT
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. An OSTR is typically required for all projects.

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning Attn: Zach Oates 2850 Fairlane Court Placerville, CA 95667
Date Received by Transportation Planning: 07-18-2022
Fax: (530) 698-8019
Phone: (530) 621-7580
Email: zach.oates@edcgov.us

Applicant Information:

Name: David Kindelt - Superior Storage Group Phone #: 916-789-0500
Address: 4120 Douglas Blvd #306-524 Granite Bay, CA 95746 Email: dave@superiorstoragegroup.com

Project Information:

Name of Project: Superior Self Storage - Phase 3 Planning Number: Not Yet Assigned
Project Location: 4250 Town Center Blvd - El Dorado Hills Bldg Size: 71,412 sf
APN(s): 117-160-064 Project Planner: Bianca Dinkler
Number of units: N/A

Description of Project: (Use, Number of Units, Building Size, etc.)

Phase 3 of Superior Self Storage:
Construction of (3) single story buildings and (1) two story building totaling 71,412 sf.
Phases 1 and 2 are completed and in operation.

PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

- 1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

Rev 5/19/2022

PD-R23-0003



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Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- 4 or less single family homes
- 4 or less multi-family units
- 2,000 square feet or less for shopping center
- 6,000 square feet or less for general office
- 12,000 square feet or less for industrial
- 12,000 square feet or less for church
- 50,000 square feet or less for warehouse
- 60,000 square feet or less for mini-storage
- None apply – TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

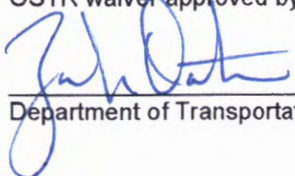


DOT Transportation Planning Signature

7-19-22
Date

ADH TS

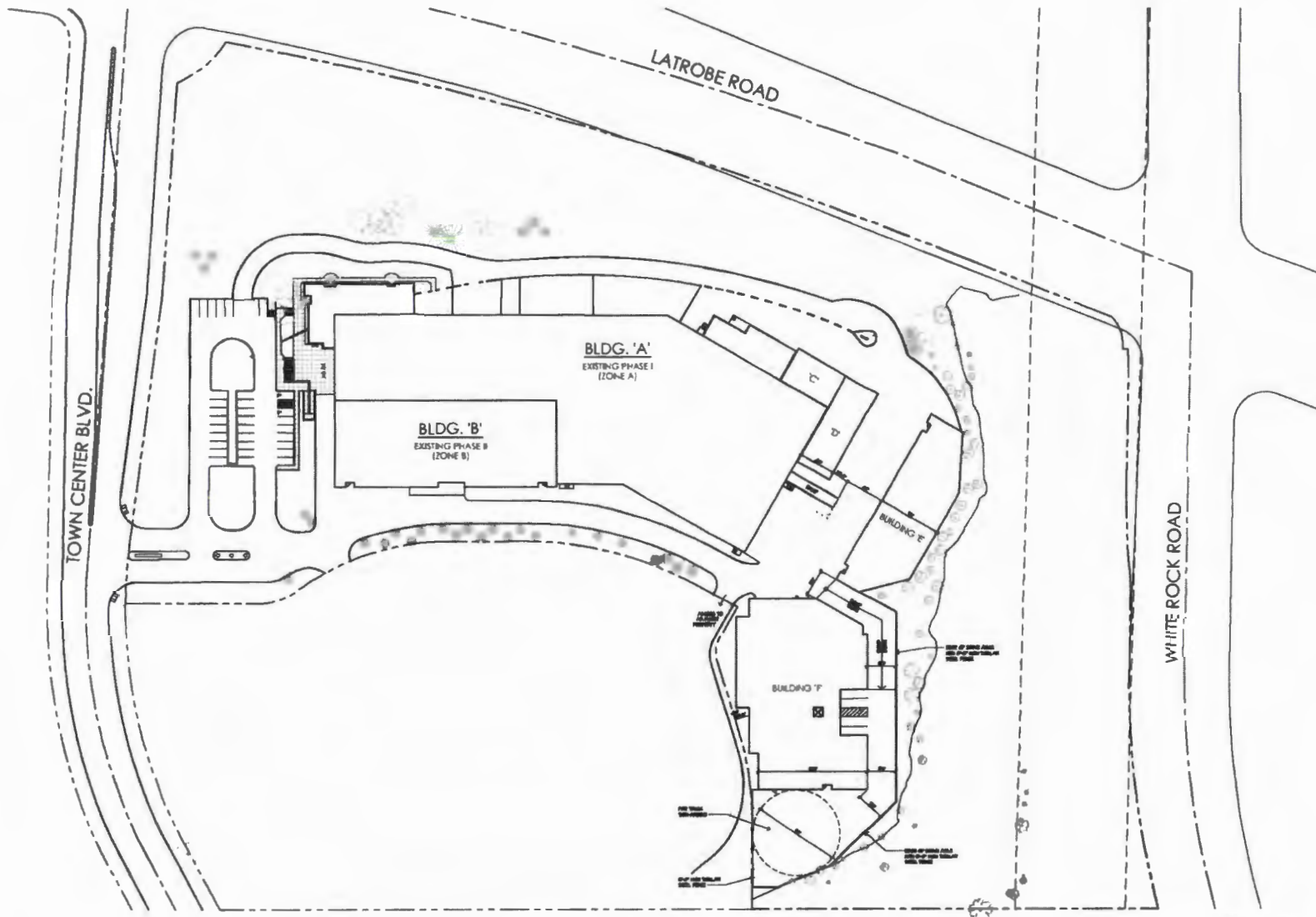
OSTR waiver approved by:



Department of Transportation Director or Designee

ON BEHALF OF
ADAM BANE

7/19/22
Date



OWNER / DEVELOPER

DAVE EMBOLD
 SUPERIOR STORAGE GROUP
 4120 DOUGLASS BLVD. - SUITE 104-504
 GRANITE BAY, CA 95744
 PHONE: 916-781-0500
 E-MAIL: dave@superiorstoragegroup.com

ARCHITECT

ARIEL L VALLI
 VALLI ARCHITECTURAL GROUP
 1040 COYOTE GULCH COURT
 WINDY HILL, CA 94738
 PHONE: 949-413-4151
 E-MAIL: ariel@valliarch.com

LANDSCAPE ARCHITECT

SCOTT VOLLMER
 GREAT VALLEY E DESIGN INC
 1211 SPRUCE LANE
 CAVEAT, CA 95116
 PHONE: (510) 712-7095
 E-MAIL: svollmer@gvdave.com

PROJECT DATA

EXISTING PHASE I A	89,476 SQ. FT.
EXISTING PHASE I B	22,835 SQ. FT.
TOTAL EXISTING	112,315 SQ. FT.
NEW STORAGE BUILDING	
BUILDING C (1 STORY)	3,400 SQ. FT.
BUILDING D (1 STORY)	4,320 SQ. FT.
BUILDING E (1 STORY)	12,900 SQ. FT.
BUILDING F (2 STORY)	51,790 SQ. FT.
PHASE II ADDITION	71,412 SQ. FT.
TOTAL PROJECT	184,737 SQ. FT.

ASSESSOR PARCEL NO.: 117-160-064
 EXISTING ZONING: C-2
 EXISTING LAND USE: C-2



VICINITY MAP



SUPERIOR SELF STORAGE - PHASE 3
 EL DORADO HILLS, CA

SITE PLAN

SCALE: 1" = 40'-0"

5.24.2022



**Trip Generation Estimates
Superior Self Storage**

ITE 151: Mini-Warehouse

ITE Trip Generation Manual Trip Generation Period	ITE Trip Generation Rate per Dwelling Unit	SF	Trips Generated by Facility
daily	1.45	71412	103.5
a.m. peak hour	0.09	71412	6.4
p.m. peak hour	0.15	71412	10.7

Policy TC-Xe (El Dorado County General Plan)

Policy TC-Xe

For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Previous use
ITE 110: Light Industrial

ITE Trip Generation Manual Trip Generation Period	ITE Trip Generation Rate per Dwelling Unit	SF	Trips Generated by Facility
daily	4.87	89000	433.4
a.m. peak hour	0.74	89000	65.9
p.m. peak hour	0.65	89000	57.9

Best Fit Equation
385.1
64.3
37.0

Phase I & II of Superior Self Storage
ITE 151: Mini-Warehouse

ITE Trip Generation Manual Trip Generation Period	ITE Trip Generation Rate per Dwelling Unit	SF	Trips Generated by Facility
daily	1.45	89000	129.1
a.m. peak hour	0.09	89000	8.0
p.m. peak hour	0.15	89000	13.4

	Storage Totals	Total Net New Trips
Daily	232.6	-200.8
AM Peak Hour	14.4	-51.4
PM Peak Hour	24.1	-33.8